



**AVAILABLE FOR IMMEDIATE  
OCCUPANCY**

**Perfect for Owner/User**

**2,292 SF Building**

**200 linear feet of Frontage along  
State Road 16 with Two Curb Cuts**

**1.08 Acre Lot**

**Price: \$1,950,000**

**415 DAIRY AVENUE  
ST. AUGUSTINE, FL 32084**

**ALAN KAYE**  
Managing Director  
(954) 558-8058  
akaye@tworld.com  
BK 641780, Florida



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MANAGING DIRECTOR  
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C: 954-558-8058  
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**DISCLAIMER**

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring **415 Dairy Avenue, Saint Augustine, FL 32084** (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

**PROPERTY INSPECTION:**

**Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE, AND PLEASE DO NOT DISTURB THE TENANTS.**

**SEC I**

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# Property Summary





**Property Summary**

Price:	\$1,950,000
Property Type	Retail/Automotive
Year Built:	2023
Building Class:	B
Building SF:	2,292
Floors:	1
Lot Size:	1.08 Acres
Zoning:	Commercial CI & CN
Foundation:	Reinforced Concrete Slab-on-Grade
Exterior:	Modular Metal
Property Use Code:	Sales/Service Automotive
Parcel/Folio:	0940200000
Parking:	Ample Surface Parking

**Property Overview**

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of the property located at 415 Dairy Avenue in St. Augustine, The offering consists of an approximately 2,292 square foot freestanding commercial building situated on 1.08 acres, currently configured for automotive use. The property features a functional layout with on-site parking and vehicle display, suitable for a variety of retail and service-oriented users.

Positioned along Dairy Avenue, a primary gateway into St. Augustine, the asset benefits from strong visibility, approximately ±200 feet of frontage, and dual curb cuts providing efficient access.

Zoned Commercial General (CI/CN), the property allows for a wide range of commercial uses, presenting a compelling opportunity for both owner-users and investors seeking exposure to a growing corridor. The median household income is \$92,744 within 2 miles, \$100,912 within 5 miles, and \$112,220 within 10 miles.

**Location Overview**

The property at 415 Dairy Avenue is strategically positioned along Dairy Avenue, a primary corridor connecting Interstate 95 to downtown St. Augustine, offering strong visibility and convenient access.

Located just minutes from I-95, the site provides excellent regional connectivity to Jacksonville, Daytona Beach, and surrounding Northeast Florida markets. The corridor continues to experience steady commercial and residential growth, supported by nearby retail, service, and hospitality developments.

In addition, the property is in close proximity to St. Augustine’s Historic District, a major tourism destination that drives consistent traffic and economic activity, further enhancing demand for commercial uses in the area.

# SEC II

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## Property Description



415 Dairy Avenue | St. Augustine, FL 32084



### Property Description

The property located at 415 Dairy Avenue in St. Augustine, Florida consists of a well-positioned commercial flex/industrial asset situated along one of the area's primary east-west corridors. The site encompasses an estimated 1.08 acres and is improved with a functional steel-frame, pre-engineered metal building with masonry elements, designed to accommodate a variety of commercial, service, and light industrial uses.

The building features a practical layout suitable for warehouse, showroom, or service-oriented operations, supported by a reinforced concrete slab-on-grade foundation and durable construction materials typical of Class B industrial/flex assets. The property benefits from on-site surface parking located at the front and along the perimeter, providing convenient access for employees, customers, and light service vehicles.

Positioned with direct frontage along 415 Dairy Avenue, the property offers strong visibility and accessibility, with efficient ingress and egress supporting daily business operations. The surrounding corridor is characterized by a mix of retail, service, and light industrial users, contributing to consistent traffic flow and strong local demand drivers.

Zoned Commercial General (CI/CN), the property allows for a broad range of permitted uses including retail, office, automotive, warehouse, and contractor-oriented businesses. This flexibility, combined with its strategic location and functional improvements, makes the asset well-suited for owner-users or investors seeking a versatile commercial property in the growing St. Augustine market.

# SEC III

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## Property Photos



415 Dairy Avenue | St. Augustine, FL 32084



415 Dairy Avenue | St. Augustine, FL 32084



415 Dairy Avenue | St. Augustine, FL 32084



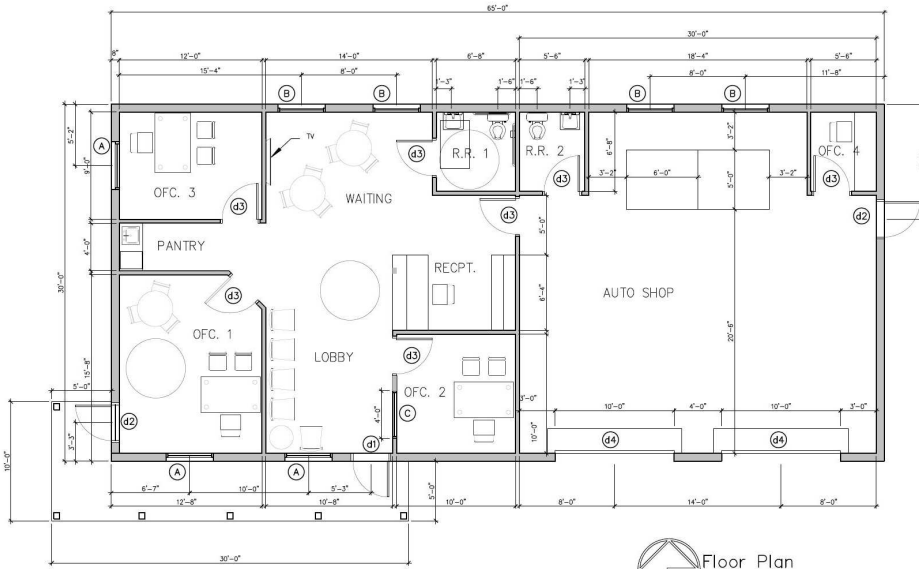
415 Dairy Avenue | St. Augustine, FL 32084



415 Dairy Avenue | St. Augustine, FL 32084

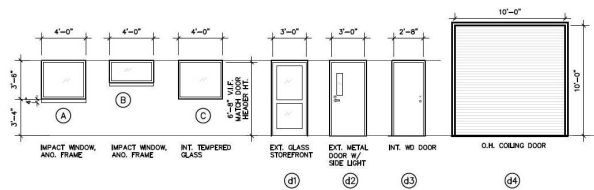


415 Dairy Avenue | St. Augustine, FL 32084



Floor Plan  
SCALE: 3/32" = 1'-0"

DOOR & WINDOW TYPES



**DIXON**  
Design Studio LLC  
ARCHITECTS

182 BLANCO STREET  
ST. AUGUSTINE, FL 32084  
(904) 829-9277

St. Aug., 32086  
10/28/2021 New Construction

GENERAL NOTES

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (SECTION 55-17.050 THROUGH 55-17.052, F.A.C.)
- WHEN MULTIPLE SHEETS COMPOSE THE PLAN OR MAP, NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHERS.
- HORIZONTAL AND VERTICAL CONTROL WERE PROVIDED WITHIN THE AUTOCAD DRAWINGS BY ANCHOR ENGINEERING OF FLORIDA, INC.
- SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALINGS.
- NOT ALL MEASUREMENTS, SIZE, TYPES & ELEVATION OF LINES WERE OBTAINABLE BY CONVENTIONAL METHODS. THE CONTRACTOR'S NOTES, FIGURES AND/OR BORE LOGS MAY HAVE BEEN RELIED UPON.
- AS-BUILT DATA SHOWN HEREON INDICATED BY BOLD TEXT AND/OR BOLD ITALIC TEXT.
- AS-BUILT/RECORDED SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY.
- FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF ORMOND BEACH, FLORIDA NUMBER 2247, PANEL NUMBER 12199 C-012 A, DATED DECEMBER 07, 2018. THE PROPERTY IS IN FLOOD ZONE "C".

LAND DESCRIPTIONS

LOTS 1 THROUGH 1; REPLAT OF BLOCK 9, 16 AND 13, SAN SEBASTIAN SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 106, PUBLIC RECORDS OF ST. AUGUSTINE COUNTY, FLORIDA.

ELEVATIONS

88.46 ELEVATION  
88.00 ELEVATION

DRAINAGE PIPE TABLE

P-1	CONSTRUCT 52 LF ~ 15" HDPE @ SLOPE = 0.19%
P-2	CONSTRUCT 73 LF ~ 15" HDPE @ SLOPE = 0.19%
P-3	CONSTRUCT 64 LF ~ 15" HDPE @ SLOPE = 0.19%
P-4	CONSTRUCT 76 LF ~ 15" HDPE @ SLOPE = 0.19%
P-5	CONSTRUCT 18 LF ~ 8" HDPE @ SLOPE = 1.10%

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	GRATE / RIM ELEVATION	INVERT	
			NORTH	EAST
S-1	TYPE "C" INLET	20.80		
S-2	TYPE "C" INLET	20.80		17.35
S-3	TYPE "C" INLET	20.80		
S-4	TYPE "C" INLET	20.80		17.21
S-5	CONTROL STR. (SEE DETAIL)			
S-6	8" MES			17.00

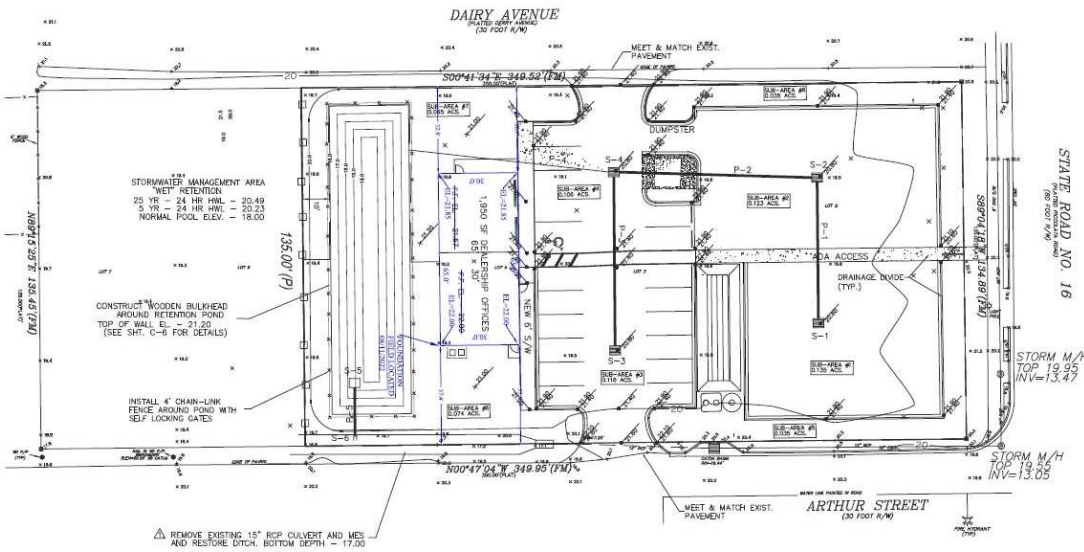
**BOLD AND/OR BOLD ITALICS**  
DATED 10/28/2021

THE FOREGOING FOUNDATION LOCATION SURVEY IS CERTIFIED TO MEET THE REQUIREMENTS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PER CHAPTER 461, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 17, FLORIDA STATUTES.

*David M. Miller*  
DAVID M. MILLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 11967  
FLORIDA

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REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 11967  
FLORIDA

**AIA**  
SURVEYING, INC.  
Professional Surveyors  
Residential, Commercial & Construction  
Phone: 386.218.5700  
533 W. Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 4200



SITE DATA:  
DEVELOPMENT AREA - LOTS 1 THRU  
SITE AREA - 0.78 ACRES  
CURRENT ZONING - C1  
BUILDING AREA - 1,950 S.F.  
NEW PAVEMENT AREA - 17,907 S.F.  
NEW SIDEWALK AREA - 1,139 S.F.  
POND AREA - 3,641 S.F.  
TOTAL IMPERVIOUS AREA - 24,637 S.F.  
PER-CENT IMPERVIOUS = 73%

LEGEND:

- x 19.5 EXISTING SPOT ELEVATIONS
- FINAL PAVEMENT GRADE ELEVATION
- FINAL YARD GRADE ELEVATION

SEE SHEET C-5 FOR INLET DETAILS, CONTROL STRUCTURE DETAILS, DRAW-DOWN DEVICE DETAILS, AND POND DETAILS.

ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO PIPED COLLECTION SYSTEM AND DIRECTED TO THE STORMWATER MANAGEMENT AREA

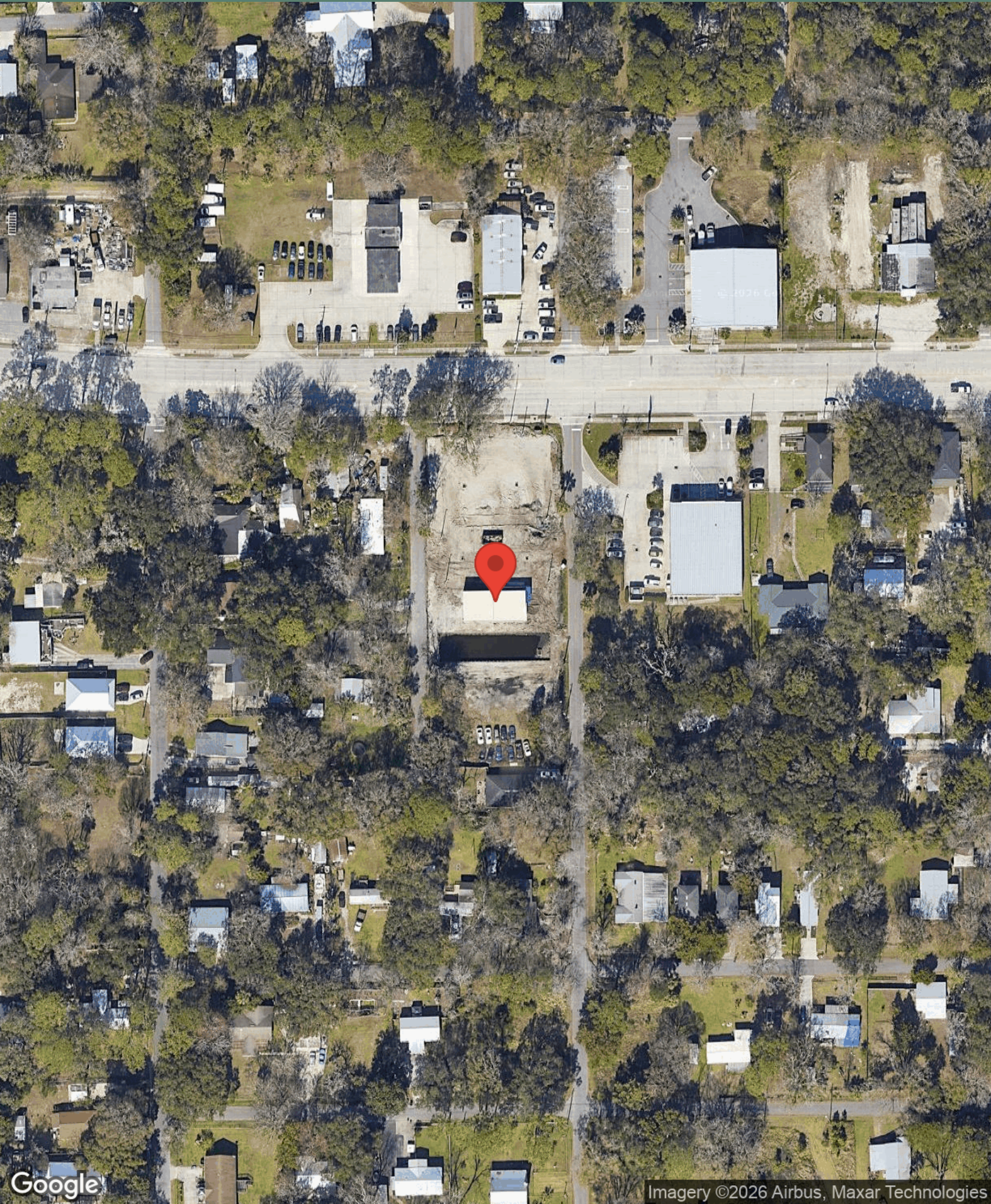
# SECTION IV

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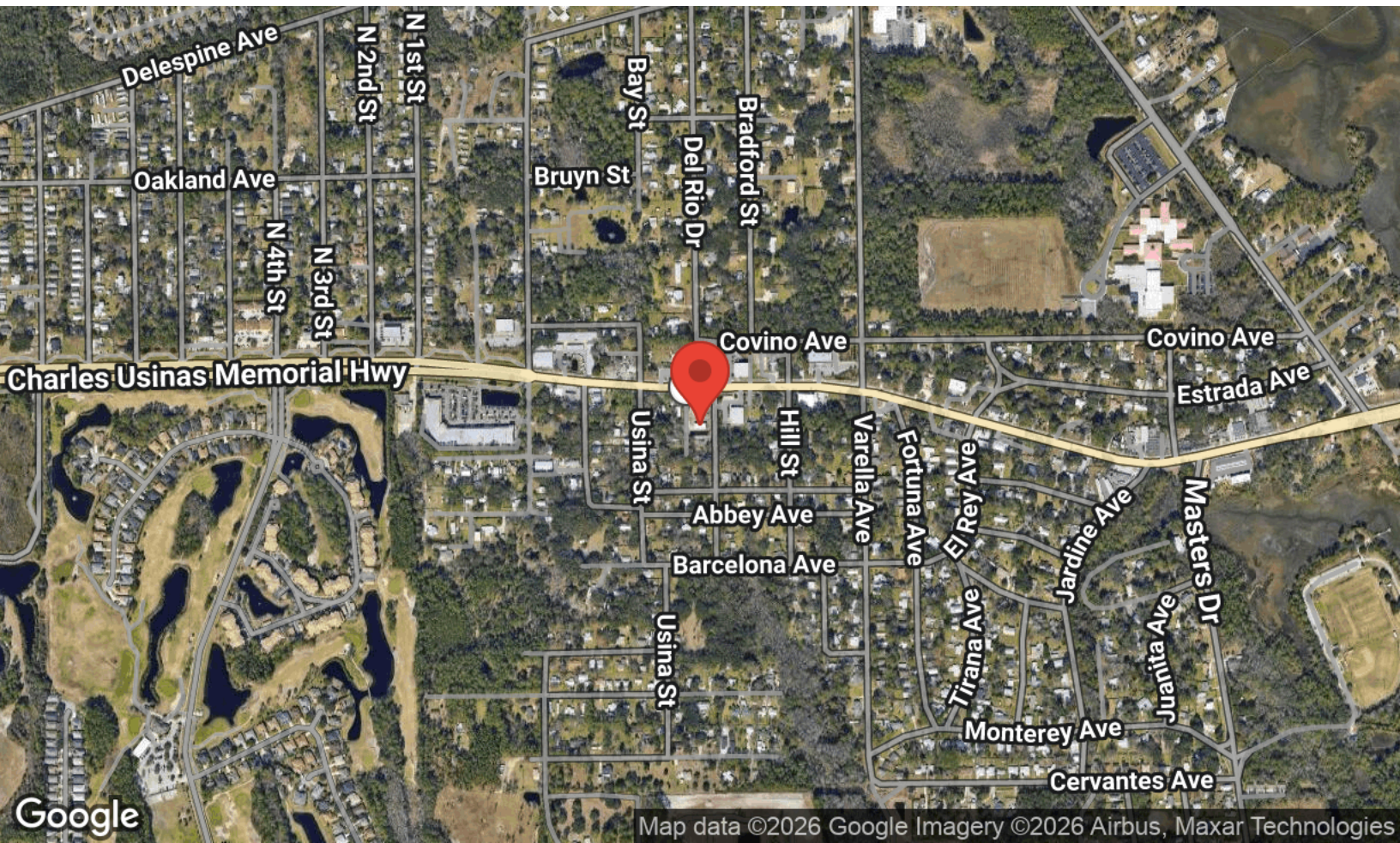
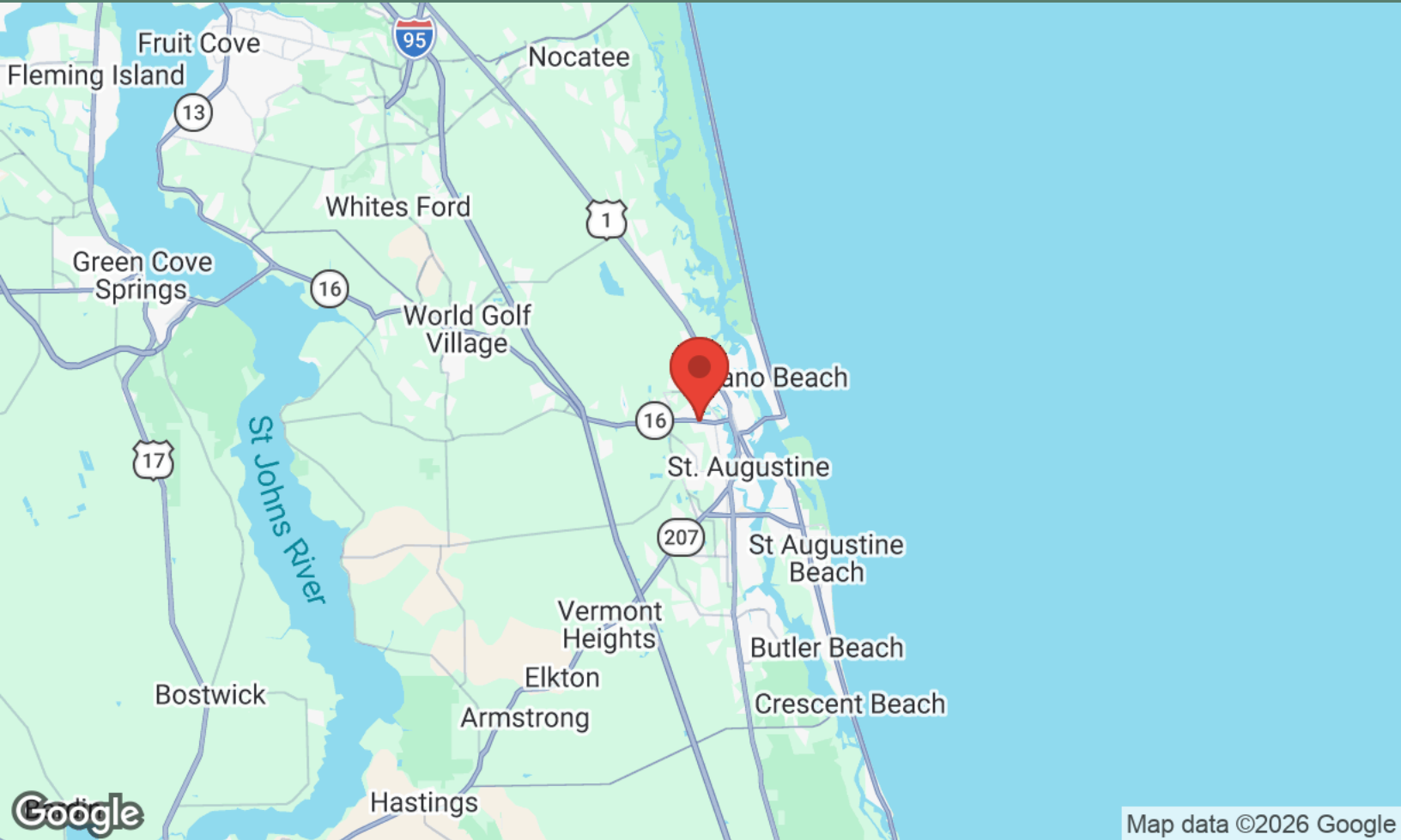
## Maps / Demographics

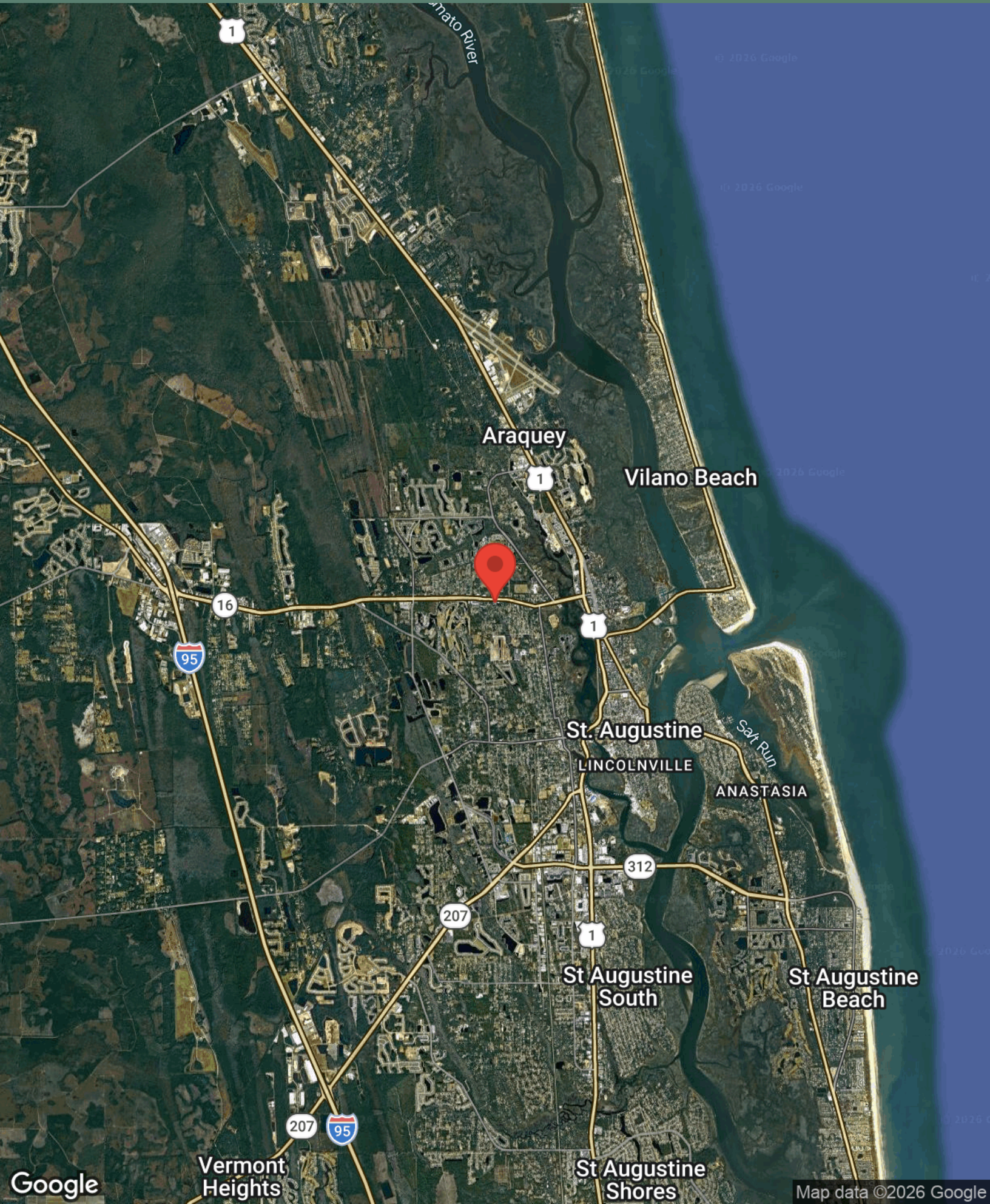


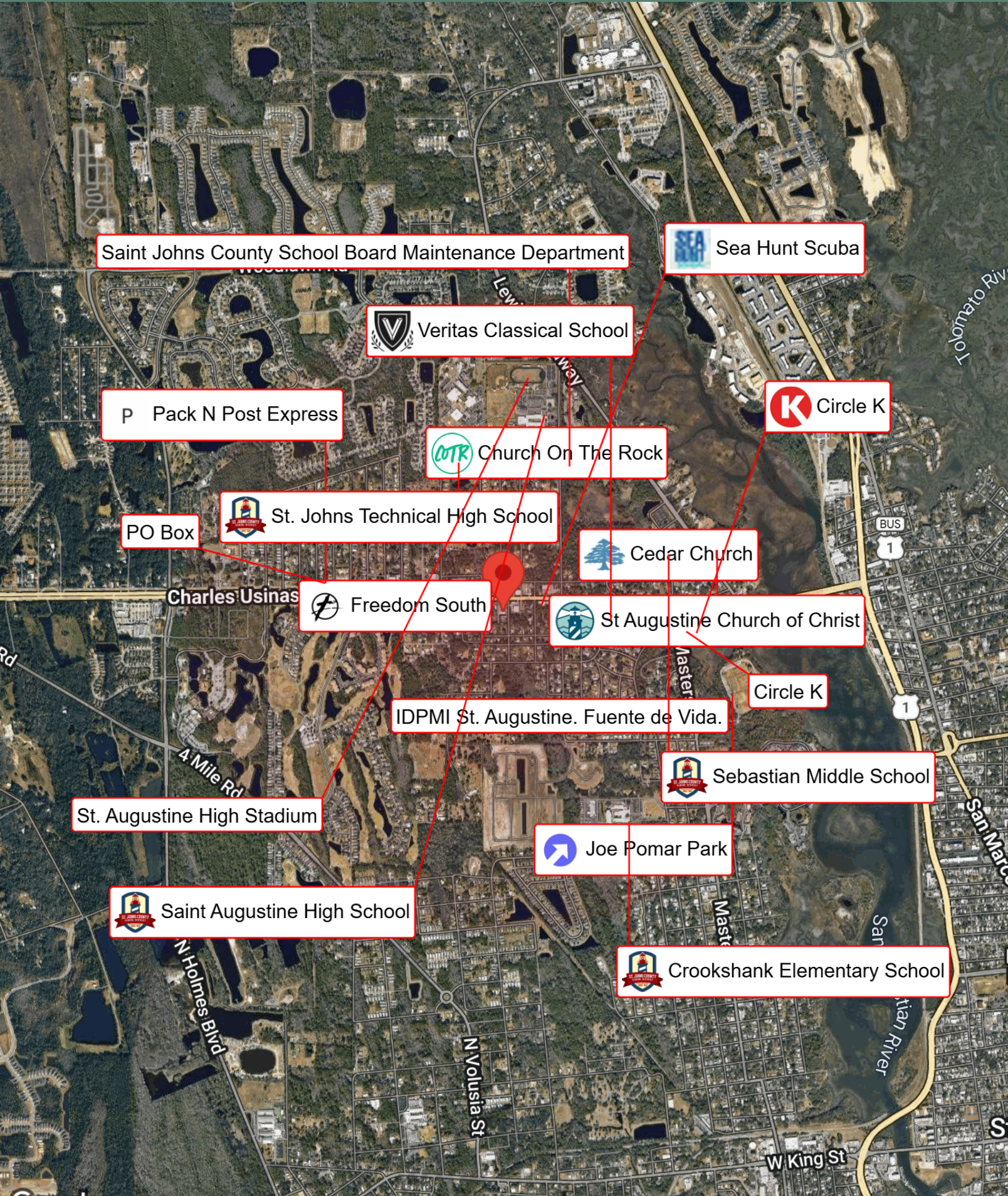
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Saint Johns County School Board Maintenance Department


 Sea Hunt Scuba

 Veritas Classical School


 Pack N Post Express


 Church On The Rock

 Circle K

 PO Box

 St. Johns Technical High School


 Cedar Church

 Freedom South


 St Augustine Church of Christ


IDPMI St. Augustine. Fuente de Vida.


Circle K

 Sebastian Middle School

St. Augustine High Stadium

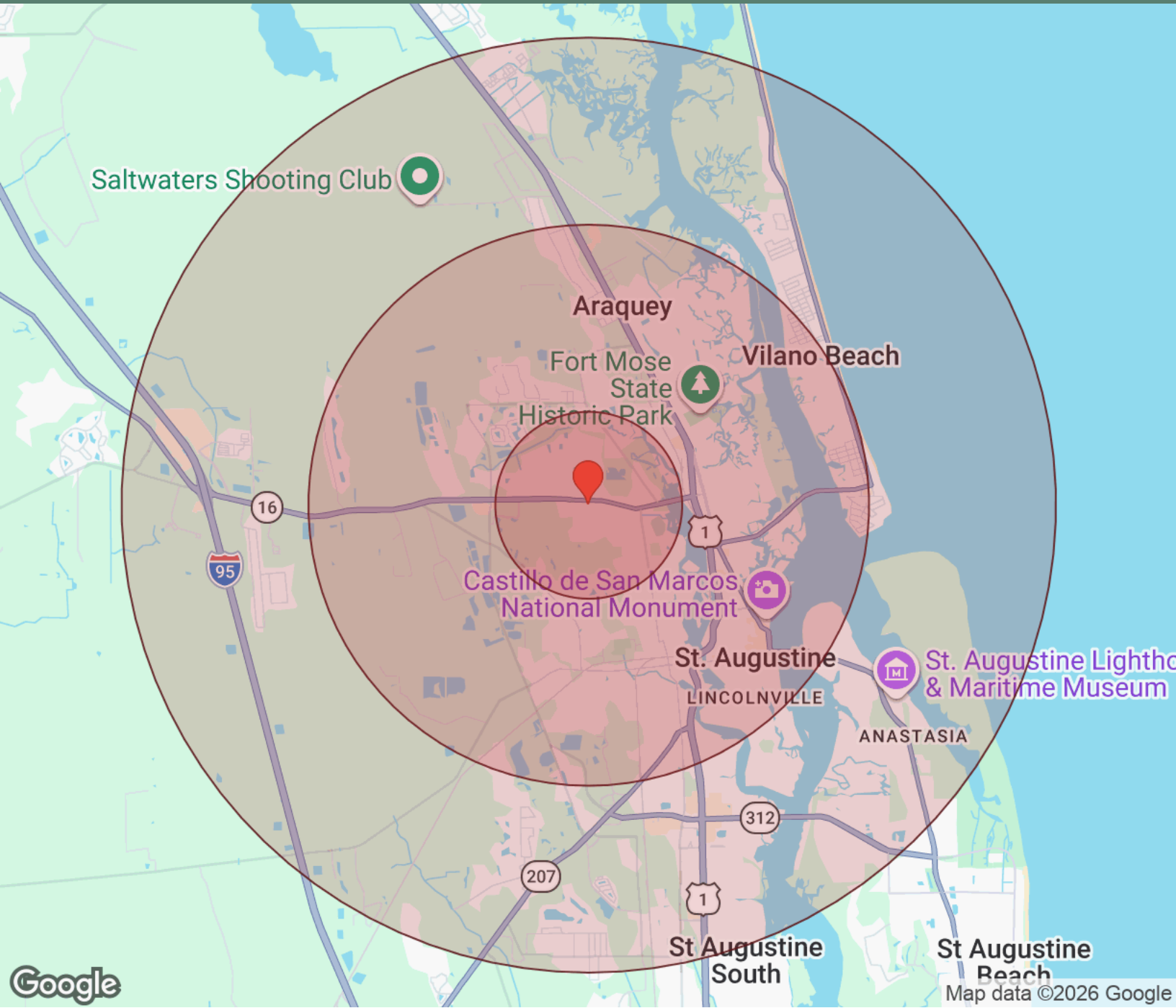
 Joe Pomar Park

 Saint Augustine High School

 Crookshank Elementary School

# DEMOGRAPHICS

415 Dairy Avenue  
415 Dairy Avenue | St. Augustine, FL 32084



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	Distance			Income	Distance		
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	17,845	49,472	117,831	Avg Household Income	\$92,744	\$100,912	\$112,220
2025 Population	21,670	62,801	149,822	Median Household Income	\$73,421	\$78,811	\$87,059
2030 Population Projection	25,153	73,297	174,897	< \$25,000	1,879	4,740	8,208
Annual Growth 2020-2025	4.3%	5.4%	5.4%	\$25,000 - 50,000	1,345	3,804	8,346
Annual Growth 2025-2030	3.2%	3.3%	3.3%	\$50,000 - 75,000	1,437	4,394	11,012
Median Age	43.6	46.1	48.5	\$75,000 - 100,000	1,271	3,906	8,547
Bachelor's Degree or Higher	25%	30%	35%	\$100,000 - 125,000	734	2,314	6,567
U.S. Armed Forces	25	64	166	\$125,000 - 150,000	1,139	2,876	6,052
				\$150,000 - 200,000	601	2,293	6,417
				\$200,000+	705	2,740	8,229

Alan Kaye  
(954) 558-8058  
akaye@tworld.com

# BROKER PROFILE

415 Dairy Avenue

415 Dairy Avenue | St. Augustine, FL 32084

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## For More Information

### Contact:

**ALAN KAYE**

(954) 558-8058

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